

APPENDIX A OPPORTUNITY & CONSTRAINTS ANALYSIS

Memorandum

To: Derrick Tokos, AICP

From: Colin McArthur, AICP

Date: April 23, 2012

Subject: **Newport Coho/Brant Infrastructure Refinement Plan**
DRAFT Opportunities & Constraints Summary

MAP KEY	LOCATION	OPPORTUNITIES	CONSTRAINTS
Right-of-ways / Street Improvements			
R1	Coho – 29 th to 27 th	<ul style="list-style-type: none"> Provide multi-use path connection along Coho to proposed Jetty Way multi-use path Improve street to provide for fire/emergency access and circulation Improve street with sidewalk connecting to existing sidewalks on 27th 	<ul style="list-style-type: none"> Existing gravel portion of Coho is narrow, on a ridge, and portions are outside city-owned ROW Ridgeline and steep slopes within city-owned ROW inhibit improvements Integrating fire/emergency access with potential residential development
R2	30 th – Brant to Abalone	<ul style="list-style-type: none"> Extend and improve 30th to connect with Abalone 	<ul style="list-style-type: none"> Access improvements should direct OMSI vehicle/pedestrian traffic away from residential areas
R3	Development Site	<ul style="list-style-type: none"> Improve and extend Abalone and 35th to provide access for vacant commercial property and OMSI 	<ul style="list-style-type: none"> Additional ROW acquisition needed for extensions of Abalone and 35th
R4	Anchor Way	<ul style="list-style-type: none"> Vacate Anchor Way to provide additional development opportunity area for existing industrial and commercial sites 	<ul style="list-style-type: none"> ROW may be needed for access to development site in interim, prior to Abalone/35th improvements
R5	Abalone & Hwy 101	<ul style="list-style-type: none"> Consider NB left-turn for fire/emergency access needs on Hwy 101 	<ul style="list-style-type: none"> Draft TSP intersection improvements show median on Hwy 101
R6	Abalone	<ul style="list-style-type: none"> Improve Abalone extension with public parking Provide access points to parks and open space areas Shift Abalone alignment west to create larger development opportunity parcel to the east Curve Abalone to merge with 35th extension, rather than t-intersection 	<ul style="list-style-type: none"> Additional ROW acquisition needed for extension of Abalone Merging Abalone & 35th alignments limits future extension to west Potential impacts to Pioneer Cemetery

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Right-of-ways / Street Improvements			
R7	Dungeness ROW	<ul style="list-style-type: none"> Consider vacating ROW adjacent to state parks & OMSI ownership not identified for future improvements 	<ul style="list-style-type: none"> Ensure pedestrian access is provided to South Beach State Park
Highway 101 / SW 35th Street Intersection			
I1	35 th & Hwy 101	<ul style="list-style-type: none"> Provide on-street parking in front existing building at SE corner of 35th/101 intersection Improve 35th as pedestrian-oriented boulevard rather than auto-oriented street, possibly as interim measure in advance of full build-out 	<ul style="list-style-type: none"> Limited existing ROW for 35th improvements and extension Access impacts to existing businesses as part of 35th/101 intersection improvements
I2	Hwy 101	<ul style="list-style-type: none"> Provide pedestrian over- or under-crossing at Hwy 101, between 35th and Abalone 	<ul style="list-style-type: none"> Topography, steep slopes, and wetlands pose construction challenges
Parks and Trails			
P1	Jetty Way	<ul style="list-style-type: none"> Improve multi-use path along Jetty Way to South Beach State Park to for pedestrians/cyclists currently using access road Loop multi-use path extension through South Beach State Park to southern access point in Coho/Brant Neighborhood 	<ul style="list-style-type: none"> Vehicle traffic on Jetty Way Additional access point to South Beach State Park needed at 29th or 30th
P2	Pioneer Cemetery	<ul style="list-style-type: none"> Improve access to and condition of Pioneer Cemetery 	<ul style="list-style-type: none"> Erosion/slides ongoing next to future Brant extension Existing topography limits access from west side
P3	South Beach State Park Access	<ul style="list-style-type: none"> Provide access to South Beach State Park trails at 29th or 30th Provide improved trailhead 	<ul style="list-style-type: none"> Potential parking/access improvement impacts to coastal gully open space area
P4	Mini Park	<ul style="list-style-type: none"> Provide a small centrally located park for kids/dogs 	<ul style="list-style-type: none"> Identified as residential development opportunity area
P5	Neighborhood Park	<ul style="list-style-type: none"> Improve as neighborhood park, with active use (basketball/tennis), recreation, and location for farmers market Develop as public, accessible space 	<ul style="list-style-type: none"> Access across Abalone and from the Coho/Brant neighborhood in general Highway noise from Yaquina Bay Bridge

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Parks and Trails			
P6	Coastal Gully Open Space	<ul style="list-style-type: none"> Improve as passive use park with interpretive and educational program and walking trails Partnership with OMSI for management and educational program 	<ul style="list-style-type: none"> Area identified as potential stormwater detention Limited public access
P7	Tree Preservation	<ul style="list-style-type: none"> Consider conservation easements to protect trees west of Coho in 30th ROW 	<ul style="list-style-type: none"> Limits ability to extend street west to provide access to South Beach State Park and Coastal Gully Open Space
P8	35 th Trail Access	<ul style="list-style-type: none"> Improve multi-use trail extending from 35th to South Beach State Park 	<ul style="list-style-type: none"> Potential improvement may conflict with OMSI environmental learning program and South Beach State Park management plan
Tsunami Evacuation Route / Safe Haven Hill			
T1	Safe Haven Hill	<ul style="list-style-type: none"> Enhance as "green" park space to increase use and function as dual purpose area 	<ul style="list-style-type: none"> Need clarification on potential use of Safe Haven Hill for interpretive/day use activities
T2	29 th & Coho	<ul style="list-style-type: none"> Provide safe access route through area to Safe Haven Hill 	<ul style="list-style-type: none"> Most of this area, emanating in 4 directions from 29th and Coho, contains overhead power lines Existing topography limits options for undergrounding power lines
T3	28 th & Abalone	<ul style="list-style-type: none"> Improve 28th as multi-use path connection from Brant to Safe Haven Hill 	<ul style="list-style-type: none"> Thick vegetation at east side of area adjacent to 28th/Abalone intersection
General Comments			
G1	Coho – 29 th to 30 th	<ul style="list-style-type: none"> Improve Coho as public street or multi-use path that provides for emergency/fire access 	<ul style="list-style-type: none"> Impacts of paved multi-use path in rural neighborhood Limited opportunities to connect with existing/planned bike/pedestrian trails
G2	29 th – Brant to South Beach State Park	<ul style="list-style-type: none"> Improve 29th as public street 	<ul style="list-style-type: none"> Limited frontage, little traffic, and minimal need for sidewalks or paving on 29th from Brant to dune condos Minimal traffic traveling west and little need for sidewalks Some residents prefer gravel paving

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General Comments			
G3	30 th – Coho to Dungeness	<ul style="list-style-type: none"> Improve 30th as public street 	<ul style="list-style-type: none"> Potential impacts to existing large trees within ROW as part of street improvements
G4	Not Site Specific	<ul style="list-style-type: none"> Conserve trees within developed and undeveloped ROW. 	<ul style="list-style-type: none"> Conflicts with potential public street improvements/extensions
G5	Not Site Specific	<ul style="list-style-type: none"> Construct public improvements to minimum widths and minimum impacts Maintain rural character of neighborhood 	<ul style="list-style-type: none"> Inconsistent placement of built elements in residential area Topography and limited existing facilities impose constraints on stormwater conveyance

Map A-1. Opportunities & Constraints

